



- 3 Bedroom Ranch
- 1000 Square Foot
- Full Basement, Mostly Finished
- Bar In Basement
- Large Finished Workshop In Basement
- Central Air
- Great Northeast Location, Brentwood Park
- Hardwood Floors Throughout
- 12 X 24 Carport
- 22 X 26 Detached Garage
- Dishwasher, Range, Refrigerator Included



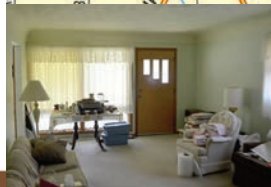
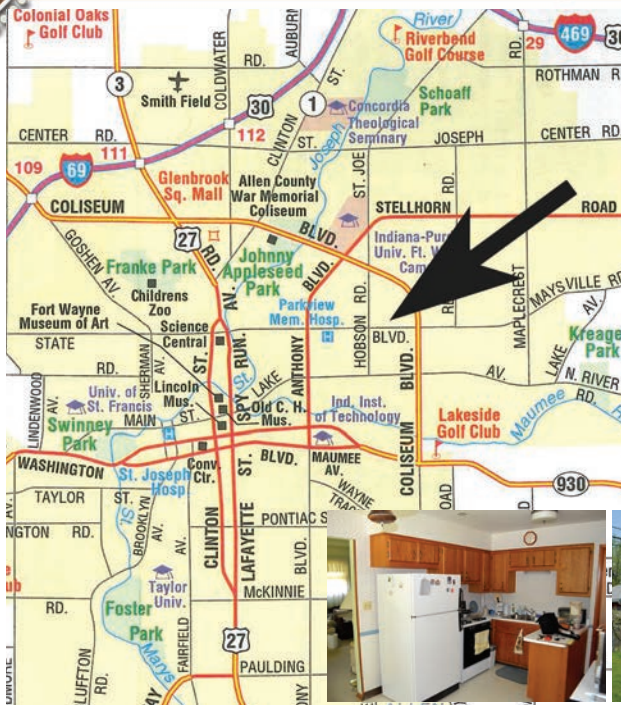
REAL ESTATE AUCTION

**Thursday, May 25
6:00 PM**

**2321 Sherborne Avenue
Fort Wayne, IN 46805**

This home features a large family room with classic plaster coved ceilings and large windows, turn into an eat-in kitchen with updated oak cabinets and a built in dishwasher. There are three large bedrooms with oak hardwood floors and ample closets. There is a full bath with tile shower on the main floor. The basement has a 20' x 22' carpeted and paneled family room with a retro bar and built in refrigerator. There is also a finished 10' x 20' workshop with pine car siding and a large utility area with washer and dryer hook-ups. There is a carport with storage as well as a detached 2 car garage. Walking distance to the school on a tree lined street in a family neighborhood.

1958 Mid Century Modern Ranch



SELLER: Audrey L. Foote Estate
AUCTION MANAGER: JERRY EHLE




SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne, LLC

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Listings as of 04/28/2017

Property Type		AUCTION		Status		Active		CDOM		0		DOM		0		Auction		Yes			
MLS #		201718002		2321 Sherborne Boulevard		Fort Wayne		IN		46805		Status		Active		LP		\$0			
		Area		Allen County		Parcel ID		02-08-32-157-027.000-072		Type		Site-Built Home									
		Sub		Brentwood Park		Cross Street		State		Bedrms		3		F Baths		1		H Baths		0	
		Location				Style		One Story		REO		No		Short Sale		No					
		School District		FWC Elem		Brentwood		JrH		Lakeside		SrH		North Side							
		Legal Description		Brentwood Park Sec A Lot 69 EX N 7 FT																	
Directions		State Street To Sherborne																			

Auction Date is May 25th at 6:00 p.m. This home features a large family room with classic plaster coved ceilings and large windows, 3 Bedrooms, with oak hardwood floors and ample closets. Full bath with tile shower on main floor. Partial finished basement with a retro bar and built in refrigerator. 10x20 finished workshop with pine car siding and a large utl room area in the basement. Carport with storage as well as a detached 2 car garage. Walking distance to schools,

Agent Remarks CALL OFFICE FOR DETAILED BROCHURE AT 749-0445 EXT 107. AGENTS MUST REGISTER YOUR CLIENTS WITH KIM BROWN at Ext 107 or Email kbrealestate01@aol.com PRIOR TO THE DATE OF AUCTION. ALL REGISTRATION FORMS MUST BE BACK TO KIM THE DAY PRIOR TO THE AUCTION.

Sec	Lot	Zoning	Lot Ac/SF/Dim				0.1900	/ 8,276	/ 63x130	Src N	Lot Des	Level	
Township	St Joe		Abv Gd Fin SqFt	1,000	Below Gd Fin SqFt	500	Ttl Below Gd SqFt	1,000	Ttl Fin SqFt	1,500	Year Built	1958	
Age	59	New No	Date Complete		Ext	Aluminum	Fndtn	Full Basement, Partially Finished				# Rooms	7
Room Dimensions			Baths	Full	Half	Water	CITY	Basement Material	Poured Concrete				
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas		Fireplace	No		
LR	20 x 13	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec		Guest Qtrs			
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec		Split Flrpln			
FR	x					Cooling	Central Air	Disposal		Ceiling Fan			
KT	15 x 9	M	Laundry Rm		Basement	x		Water Soft-Owned		Skylight			
BK	x							Water Soft-Rented		ADA Features			
DN	x							Alarm Sys-Sec		Fence			
MB	11 x 12	M						Alarm Sys-Rent		Golf Course			
2B	11 x 9	M	Garage	2.0	/ Detached	/ 26	x 22 / 572.00	Garden Tub		Nr Wlkg Trails			
3B	12 x 9	M	Outbuilding	None		x		Jet Tub		Garage Y/N	Yes		
4B	x		Outbuilding			x		Pool	No	Off Street Pk			
5B	x		Assn Dues		Not Applicable				Pool Type				
RR	22 x 18	B	Other Fees					SALE INCLUDES	Dishwasher, Range-Gas				
LF	x		Restrictions										
EX	x		Water Access		Wtr Name								
WtrType			Wtr Frtg		Channel Frtg								
Water Features													
Auction	Yes		Auctioneer Name	Jerry Ehle				Auctioneer License #	AU19300123				
Owner Name													
Financing:	Existing	Clear			Proposed	Cash, Conventional		Excluded Party	None				
Annual Taxes	\$197.52	Exemptions	Homestead, Over 65				Year Taxes Payable	2017	Assessed Value				
Is Owner/Seller a Real Estate Licensee	No				Possession	Neg							
List Office	Schrader Real Estate & Auction - Offc.: 260-749-0445						List Agent	Jerry Ehle - Cell: 260-410-1996					
Agent ID	Agent E-mail						jwehle1@aol.com						
Co-List Office							Co-List Agent						
Showing Instr	Call the Office for Showings or Use Showing assist												
List Date	4/28/2017	Exp Date	6/30/2017	Publish to Internet	No	Show Addr to Public	No	Allow AVM	No	Show Comments	No		
IDX Include	Y	Contract Type	Exclusive Right to Sell			Buyer Broker Comp.	2%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:											Type of Sale		
Pending Date		Closing Date		Selling Price		How Sold		CDOM	0				
Ttl Concessions Paid		Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent							
Presented by: Jerry Ehle / Schrader Real Estate & Information is deemed reliable but not guaranteed.													
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REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at public oral auction.

DOWN PAYMENT: \$1500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of

survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is re-

sponsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

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